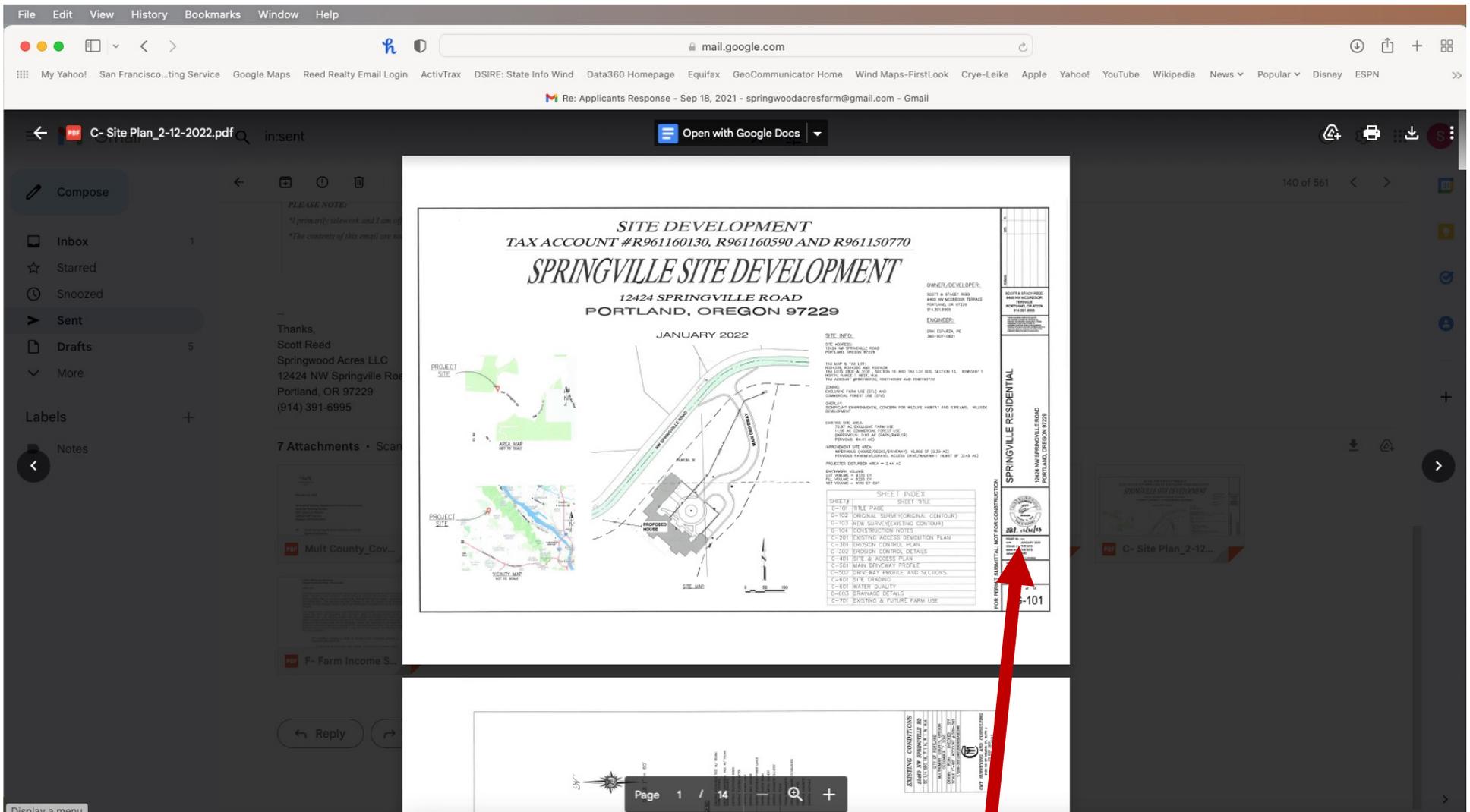


Exhibit E – Stamped & Signed Plans

1. Signed and stamped plans sent to Chris Liu via Gmail on February 14, 2022



Erik Esparza's stamp and signature

2. Screenshot from Notice of Decision, Page 18

The screenshot shows a web browser window with the address bar displaying "multco.us". The page title is "12424 NW Springville Road Hearing | Multnomah County". The main content area lists 25 exhibits, each with a link icon, a title, and a file size. A red arrow points to the link for "Exhibit A.16 - Site and Access Plan (308.4 KB)".

- [Exhibit A.9 - 2017 Driveway Access Permit \(5.14 MB\)](#)
- [Exhibit A.10 - 2017 Recorded Waiver \(395 KB\)](#)
- [Exhibit A.11 - Development Plans - Full Set \(3.85 MB\)](#)
- [Exhibit A.12 - 2018 Existing Conditions Survey \(318.73 KB\)](#)
- [Exhibit A.13 - 2021 Existing Conditions Survey \(346.82 KB\)](#)
- [Exhibit A.14 - Demolition Plan \(342.08 KB\)](#)
- [Exhibit A.15 - ESC Plan and Details \(558.78 KB\)](#)
- [Exhibit A.16 - Site and Access Plan \(308.4 KB\)](#)
- [Exhibit A.17 - Driveway and Garage Profile \(460.18 KB\)](#)
- [Exhibit A.18 - Grading Plans \(672.9 KB\)](#)
- [Exhibit A.19 - Drainage Details \(203.02 KB\)](#)
- [Exhibit A.20 - Farm Use Plan \(311.47 KB\)](#)
- [Exhibit A.21 - February 2014 Farm Income Study \(19.27 MB\)](#)
- [Exhibit A.22 - Certification of Water Service \(311.54 KB\)](#)
- [Exhibit A.23 - February 2022 Stormwater Drainage Control Cert. \(104.0 KB\)](#)
- [Exhibit A.24 - ESC Narrative \(128.56 KB\)](#)
- [Exhibit A.25 - Updated Farm Management Plan \(73.89 KB\)](#)

- [Exhibit B.1 - Property Detail R961160130 \(338.25 KB\)](#)
- [Exhibit B.2 - Property Detail R961160590 \(331.19 KB\)](#)
- [Exhibit B.3 - Property Detail R961150770 \(149.09 KB\)](#)
- [Exhibit B.4 - Tax Map for 1N1W16D \(156.28 KB\)](#)

Link to site plans

2. LUP's online exhibits for the application (continued)

LUP's exhibit

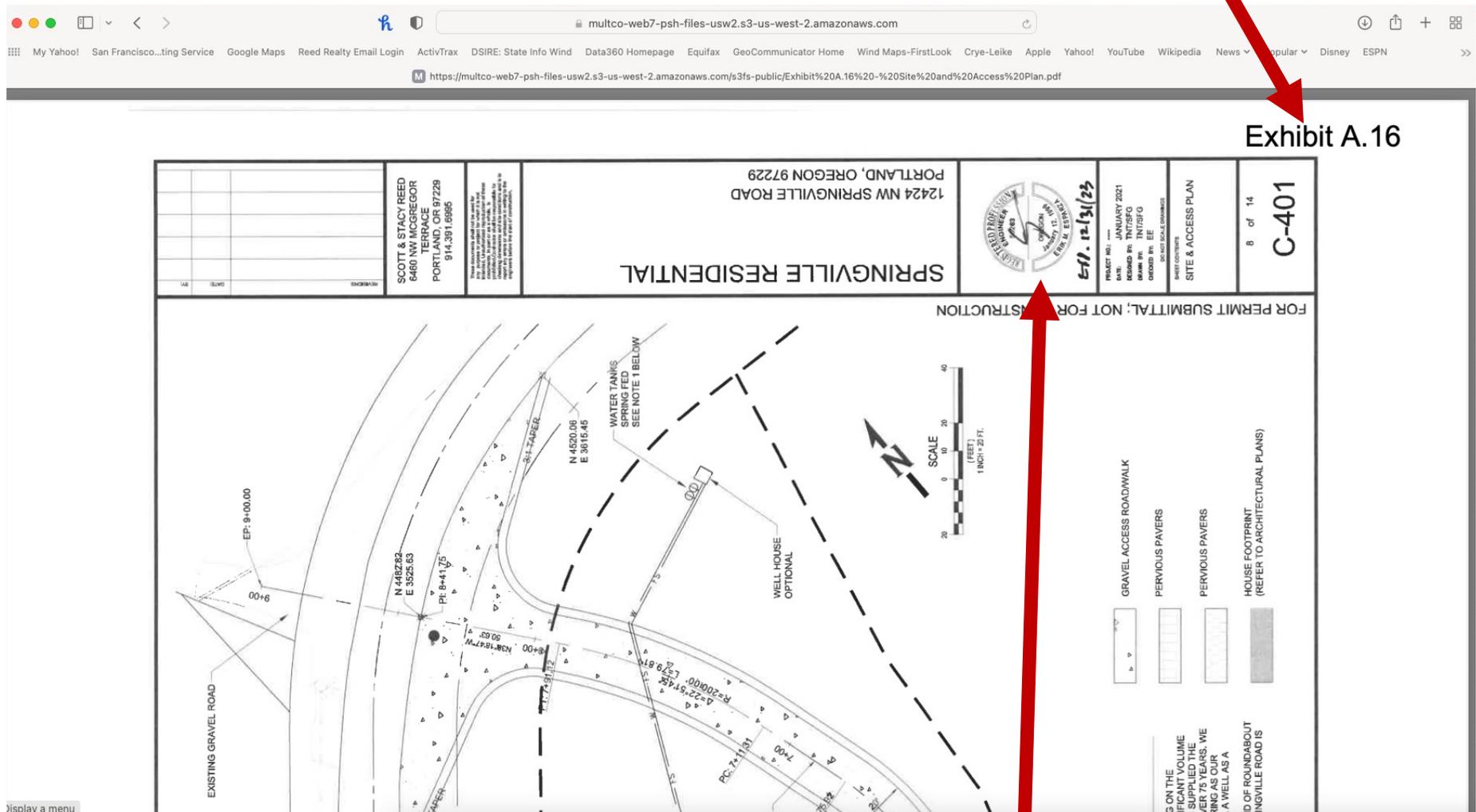


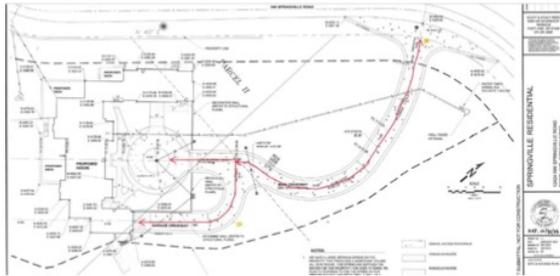
Exhibit A.16

Erik Esparza's stamp and signature

3. Notice of Decision, Page 18

6.5 (3) The access road/driveway and service corridor serving the development shall not exceed 500 feet in length.

Staff: According to the applicant, the road/driveway (not including the roundabout) is 466.97 ft. The proposed site and access plan (Exhibit A.16) shows the length of the access road/driveway and service corridor is approximately 589 ft. The image below is a copy of Exhibit A.16, which shows the access road/driveway and service corridor identified with red lines (with a portion of the roundabout not included for purposes of the illustration).



In the September 08, 2021 Incomplete Letter (Exhibit C.1), staff informed the applicant that the proposed access road/driveway and service corridor serving the development exceeds 500 feet. Staff noted that the applicant therefore needed to develop a Wildlife Conservation Plan that satisfies the requirements of MCC 39.5860(C). In the February 14, 2022 Applicant Response Letter (Exhibit C.3), the applicant declined to submit the requested Wildlife Conservation Plan. *Standard not met.*

6.6 (4) For the purpose of clustering access road/driveway approaches near one another, one of the following two standards shall be met:

(a) The access road/driveway approach onto a public road shall be located within 100 feet of a side property line if adjacent property on the same side of the road has an existing access road or driveway approach within 200 feet of that side property line; or

(b) The access road/driveway approach onto a public road shall be located within 50 feet of either side of an existing access road/driveway on the opposite side of the road.

* * *

Staff: According to the proposed site and access plan (Exhibit A.16), the access road / driveway approach onto NW Springville Road, a public road, is directly across from the driveway approach on the opposite side of the road. *Standard met.*

Zoom



the applicant that the

Erik Esparza's stamp and signature